



2 NEIGHBORHOOD ASSESSMENT

Neighborhood History

The name “Shaw” is relatively new. Until that late 1960s, residents did not have one name for this part of the District. Rather, it was referred to by place names such as Logan Circle and U Street. In 1966, the area was slated for urban renewal, and the Redevelopment Land Agency began concentrated planning efforts in the area bounded by Florida Avenue and M Street on the north and south, and North Capitol Street and 15th Street on the east and west. This area reflected those of Shaw Junior High School’s attendance boundary, and the plan for this area came to be known as the Shaw School Urban Renewal Plan. Today, the Study Area is generally referred to as Shaw, but includes distinct neighborhood areas such as Blagden Alley, Logan Circle, U Street, and Mount Vernon Square.

The Study Area has traditionally been a dense, urban



1200 block of 9th Street, NW, during the 1940s

neighborhood with a great diversity of residents, housing types, businesses, commercial areas, and neighborhood institutions. When it first developed in the late 19th century, it was home to a mix of professional and working class residents. During this time, a number of “alley dwellings” were built in the neighborhood. Alley dwellings in the District first appeared after the rapid increase in the city’s population during and after the Civil War. The influx of free blacks, among other new residents moving to the District, had precipitated a housing crisis. As a way to maximize the development potential of large city blocks, property owners took advantage of the lack of regulations and created developable parcels accessible only by an alley and sold them or rented them to the city’s poorest residents. Alley dwellings increased the density of urban neighborhoods and, wherever they occurred, created a consistent pattern. Houses that faced the

public street tended to be inhabited by middle-class residents and were similar to those on adjacent streets. Properties facing the alley housed a different population - by the turn of the century, 16,046 out of 17,244 residents living in alley dwellings throughout the District were black.



Mid-20th Century plan developed by NCPC, showing alley dwellings and plans for housing

By the 1890s, significant African American leaders and opinion makers had made this part of the city their home. Between 1900 and 1920 the area became predominately African American. While the rest of the city and surrounding jurisdictions experienced growth and new development, the Shaw neighborhood remained stable through the first half of the 20th century and saw little change. Despite federal and local initiatives to address the poor housing conditions found in the city’s alley dwellings, they remained in this part of the city well into the 20th century.

From the late 19th century until 1968, commercial areas that developed along the 7th, 9th, and 11th streets street car lines served residents living in nearby areas, as well as those heading home to areas further north. The O Street Market at 7th and O streets, built in 1881, is one of three markets remaining in the city and a local landmark.

The 1968 riots that occurred after the assassination of Martin Luther King severely damaged the commercial areas. The riots were a significant

turning point for the community, after which outsiders perceived the area as increasingly unsafe. The 7th Street corridor was the hardest hit, sustaining so much damage that entire blocks were razed for redevelopment. Concurrently, the Shaw School Urban Renewal Plan called for selective demolition of housing in poor condition, specifically targeting many of the alley dwellings that remained in the area. The majority, if not all, of new development occurring in the Study Area after 1968 was built as part of the urban renewal plan and on sites that replaced commercial blocks damaged by riots or that had included alley dwellings. The plan guided construction of affordable housing, new schools, a library, and retail.

During the 1980s and 1990s, long time residents who remained in the community aggressively fought to keep their neighborhood free of crime. Local orange hat patrols, led by community leaders, played a significant role in ridding the neighborhood of open-air drug markets and crack houses. This played a significant role in improving the safety of the area, and is one of the factors that has prompted a recent resurgence of investment, particularly in residential development.



Carter G. Woodson was a prominent African American who lived in the 1500 block of 9th Street

Commercial business on 7th Street, NW



Commercial business on 7th Street, NW

Riots on 7th Street, NW, in 1968



Riots on 7th Street, NW, in 1968



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

At the same time that residents were fighting to protect their neighborhood from crime, the District opened its first modern convention center at 9th and H streets, in 1983. Soon after it was completed it was deemed too small and District officials began discussing potential sites for a new convention center. In 1986, the Mount Vernon Square site was identified as the preferred location. The District’s Comprehensive Plan was amended in 1994 to designate the six blocks north of Mount Vernon Square, cleared as part of urban renewal plans for an unrealized urban campus for the University of the District of Columbia, as the site for the convention center. The Convention Center is another factor that has prompted reinvestment in the Shaw community.

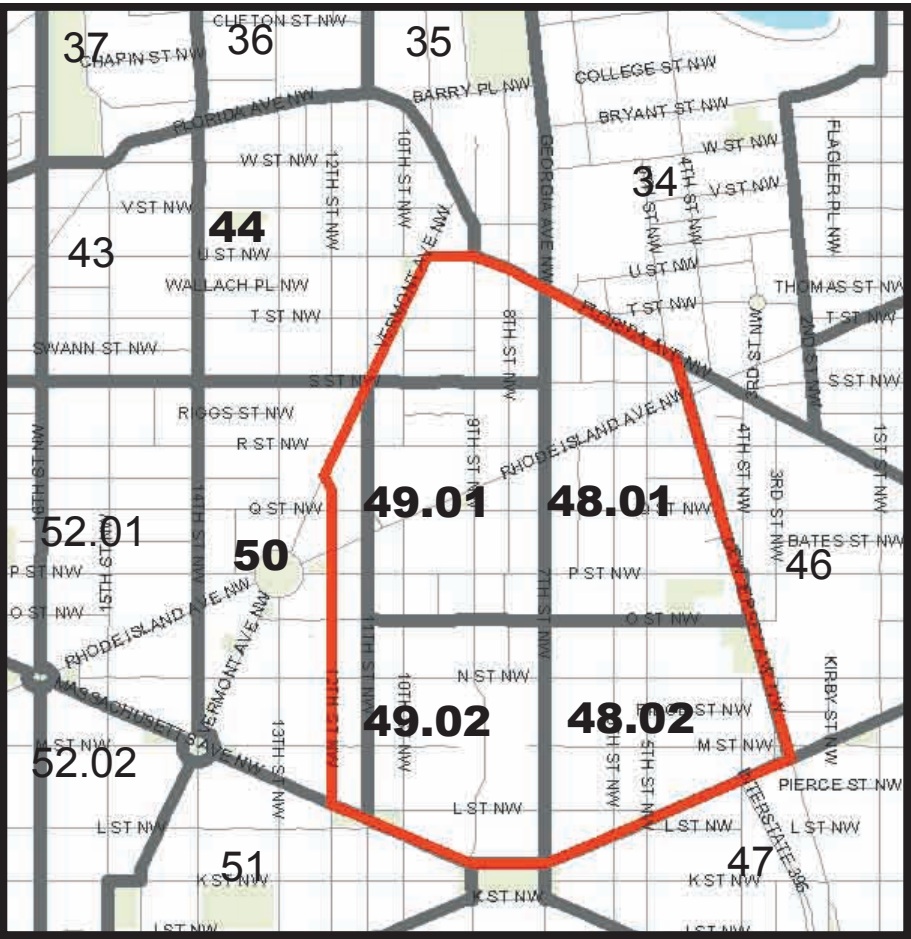
Rapid investment has brought about a number of concerns for existing residents and the District. The ongoing efforts to improve this community, combined with an increasingly strong real estate market and a desire on the part of municipal government to expend its funds strategically, has focused efforts to guide new development in a way that complements and enhances the lives of existing residents and the community.

Demographics

The changing demographics of the Study Area reinforce the notion this is a neighborhood undergoing transition. The area includes four census tracts entirely within it’s boundaries. Two census tracts include part of the Study Area but extend to 16th Street. To better understand the changes in the neighborhood, census data is presented for all six tracts, the four tracts in the Study Area, and the two tracts that include part of the Study Area.

Although Washington, DC, has been losing population since the mid-1990s, this decline has been slowing in recent years as the close-in neighborhoods of the District have seen a modest increase in population. The Convention Center Area is one of the neighborhoods that saw an increase in population between 1990 and 2000.

The areas diversity reflects that of the city - the age of residents mirrors that of all District residents, and their race and ethnicity is increasingly diverse. However, despite significant increases in the median household income for residents and the



The CCASDP area, shown in red, includes all of census tracts 48.01, 48.02, 49.01, and 49.02, and parts of 44 and 50

percentage of housing units occupied by their owners, both are well below that of the citywide average.

Census data in all tracts share some characteristics but also significant differences. All tracts show similar number of residents, a significant decrease in residents over the age of 65, an increase in residents between the age of 18 and 65, and similar changes in race and ethnicity. Residents under the age of 18 remained fairly consistent, but included a slight increase in western areas and a slight decrease in eastern areas.

Differences include a higher median income and higher percentage of owner-occupied housing units in census tracts to the west. This reinforces the notion that trends - including changes in the racial and ethnic make-up of the neighborhood, the arrival of new residents with higher incomes, and an

Census Data for Tracts 44, 48.01, 48.02, 49.01, 49.02, and 50 (all tracts)

	CCASDP Area - 1990	CCASDP Area - 2000	City-wide: 2000
Population	17,011	18,895	572,059
Age			
Under 18	18%	18%	20%
Between 18 and 65 years	61%	73%	68%
Over 65 years	21%	9%	12%
Race and Ethnicity			
African American	73%	57%	60%
White	18%	25%	31%
Hispanic Origin	11%	19%	8%
Income			
Median Household Income	\$20,751	\$29,103	\$40,127
Housing			
Occupied Housing Units	7,250 units	8,637 units	248,338 units
% Owner Occupied	16%	22%	41%

Census Data for Tracts 48.01, 48.02, 49.01, and 49.02 (within Study Area)

	CCASDP Area: 1990	CCASDP Area: 2000	City-wide: 2000
Population	8,813	9,028	572,059
Age			
Under 18	26%	24%	20%
Between 18 and 65 years	51%	66%	68%
Over 65 years	23%	10%	12%
Race and Ethnicity			
African American	73%	57%	60%
White	18%	25%	31%
Hispanic Origin	11%	19%	8%
Income			
Median Household Income	\$19,298	\$25,974	\$40,127
Housing			
Occupied Housing Units	3,185 units	2,871 units	248,338 units
% Owner Occupied	15%	19%	41%

Census Data for Census Tracts 44 and 50 (primarily west of Study Area)

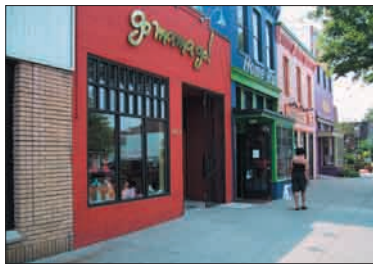
	CCASDP Area: 1990	CCASDP Area: 2000	City-wide: 2000
Population	8,198	9,867	572,059
Age			
Under 18	13%	14%	20%
Between 18 and 65 years	68%	79%	68%
Over 65 years	19%	8%	12%
Race and Ethnicity			
African American	63%	43%	60%
White	25%	35%	31%
Hispanic Origin	16%	25%	8%
Income			
Median Household Income	\$27,607	\$37,879	\$40,127
Housing			
Occupied Housing Units	7,250 units	8,637 units	248,338 units
% Owner Occupied	16%	24%	41%

Census data for the all six tracts that include areas within the study area, as well as census data for tracts entirely or partially in the Study Area

increasing percentage of housing units that are owner occupied - are moving west to east.



U Street



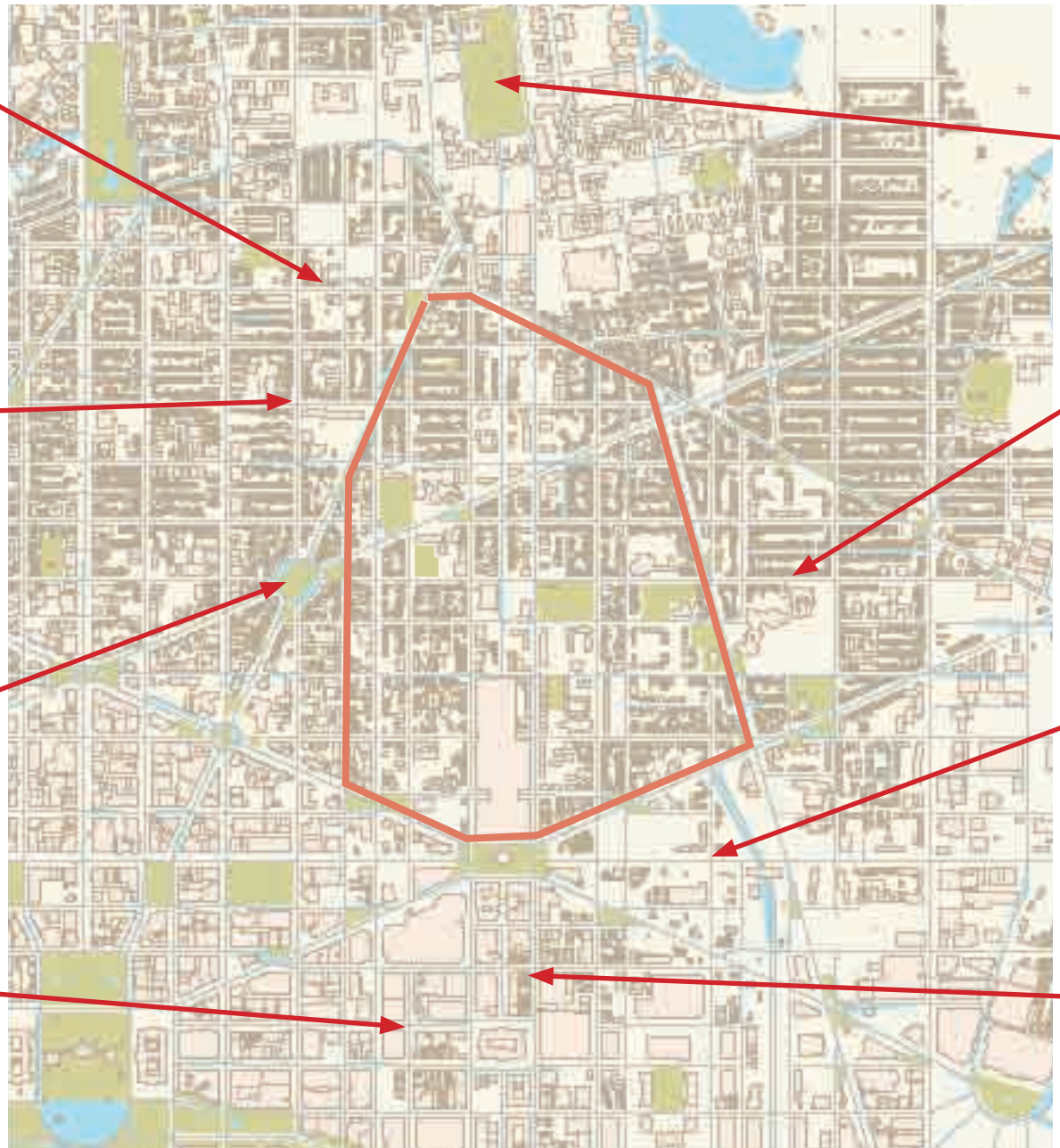
14th Street



Logan Circle



Downtown



Howard University



100 block of P Street, NW



Mount Vernon Triangle



Chinatown

4. Low-priced areas with large housing units
5. Low-priced areas with recent appreciation

The Urban Institute applied these characteristics to the District. It found areas with multiple indicators concentrated along the 14th Street, NW, corridor, close-in neighborhoods in NW, and areas surrounding Capital Hill. The entire Study Area had at least one indicator; the area west of 7th Street had all five.

Development and investment in neighborhoods surrounding the Study Area is contributing to development pressure in Shaw. New investment to the south is the most dramatic. The convention center itself and Gallery Place - a mixed-use development with retail, movie theaters, condominiums, and offices - are just two examples. The southeast boundary of the Study Area - New York Avenue - defines the boundary of Mount Vernon Triangle, an area about to undergo a major transformation from surface parking lots to a neighborhood including a mix of residential, retail, and office development.

To the west is an area known for Logan Circle and the stately residential homes that line Rhode Island Avenue and Vermont Avenue. Primary retail streets for this area are 14th Street and U Street, two corridors that have recently seen an influx of private investment. Neighborhoods to the east are also seeing investment, but not on the scale of areas to the west. These residential streets have well-built, but smaller, townhouses. This area does not have a clearly defined commercial center. There are local efforts underway to encourage retail on North Capitol Street and near the intersection of Rhode Island Avenue and First Street.

Howard University, Howard University Hospital, and other residential neighborhoods are located to the north. The Georgia Avenue corridor is also to the north and is lined with retail, homes, and apartment buildings. This corridor is also seeing new investment, specifically around the Georgia Avenue/Petworth Metro Station.

Development Pressures

A number of factors, many beyond the boundaries of this study, are responsible for the dramatic changes that are occurring in the area around the Convention Center. In 2001, the Urban Institute studied the District with regards to patterns of gentrification, the process of urban renewal caused by middle-income residents moving into distressed urban areas that often

displaces low-income residents. Their study, "Leading Indicators of Gentrification in DC Neighborhoods", identified five characteristics of areas susceptible to gentrification.

1. Low-priced areas adjacent to higher priced areas
2. Low-priced areas with good metro access
3. Low-priced areas with historic architecture



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Land Use and Zoning

Comprehensive Plan

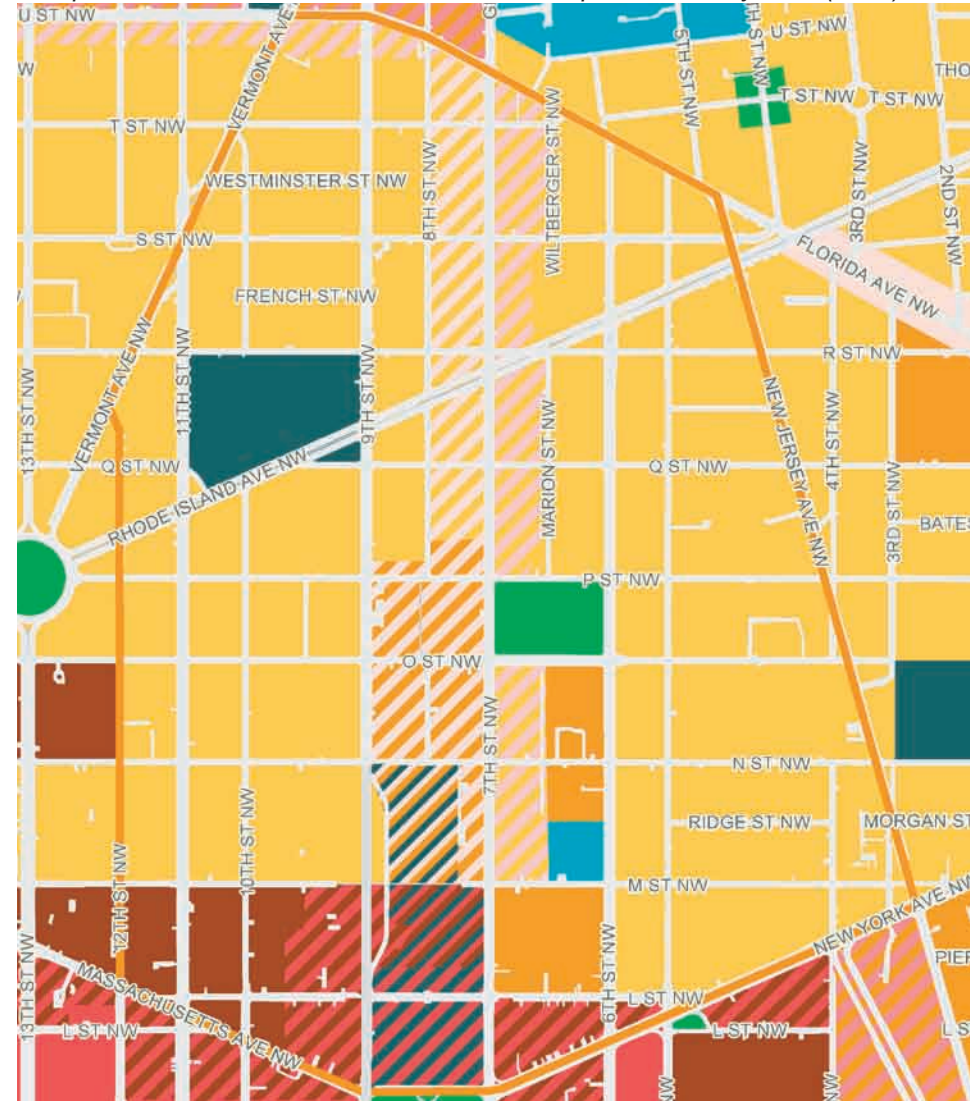
The Home Rule Act of 1973 requires that the District develop a Comprehensive Plan, which is a long-range (20 year) general policy document that provides overall guidance for future planning development of the city. The first Comprehensive Plan was adopted in 1985. The plan is updated periodically, most recently in 1999. The Office of Planning is currently revising the District Elements of the Comprehensive Plan. Small Area Plans, like the CCASDP, that are approved by the District Council become supplements to the Comprehensive Plan.

The Comprehensive Plan and Generalized Land Use Policies Map identifies the Mount Vernon Square area as a Housing Opportunity Area, where significant housing development is encouraged to occur due to its proximity to the central employment area and to metro stations. It also includes a strong emphasis on minimizing the displacement of elderly and the need to retain and develop housing for low- and moderate-income residents. Ensuring that housing is included in commercial areas is also highlighted. The Comprehensive Plan also identifies the need to conserve and enhance existing residential neighborhoods.

The Generalized Land Use Map identifies three residential land use categories for the Study Area: moderate, medium, and high density. The majority of residential areas are medium density, with high and moderate density located south of M Street, adjacent to metro stations, or in retail corridors. Residential high-density allows for high rise apartment buildings; medium density allows multiple-unit housing and mid-rise apartments; and moderate density allows row houses and garden apartments.

All designated commercial land use categories are along 7th, 9th, and U Streets, and New York, Massachusetts, and Florida avenues. It includes classifications for three types of densities: high, moderate, and low. High density allows for a mix of employment, retail, office, cultural and entertainment uses; moderate allows shopping and service areas providing a broad range of goods and services; and low density call for shopping and services that are low in scale, character, and activity. Other

Comprehensive Plan Generalized Land Use Map for the Study Area (2002)



Residential	Commercial	Public and Institutional
 Moderate	 Low Density	 Local Public Facilities
 Medium	 Moderate Density	 Parks, Recreation, and Open Space
 High	 High Density	 Institutional

recommendations for commercial uses include reinforcing land use policies that encourage better use of transit oriented development and locating a new hotel near the Convention Center. Like the residential classification, high-density use is located south of M Street and reinforces protection of residential neighborhoods to the north. Low and moderate commercial uses are concentrated on

7th and 9th streets.

There are three public and institutional use designations in the Study Area. These allow for a range of uses including, but not limited to, parks, recreation centers, open space, educational facilities, hospitals, and religious institutions.

Zoning

The Zoning Regulations of the District of Columbia control land use, density, height, and bulk characteristics of development. The District of Columbia Zoning Map identifies the designated zoning for all parcels of land in the city. All construction or rehabilitation on private land must conform to the requirements imposed by the Zoning Regulations and Zoning Map adopted by the DC Zoning Commission or seek relief before the appropriate bodies. Zoning Regulations also must be consistent with the Comprehensive Plan. For the majority of the Study Area zoning categories correspond to existing conditions, but not all. In some cases allowable heights and development significantly exceed what currently exists, and some areas identified for residential use are zoned commercial.

The Study Area has a number of different zoning classifications that reflect the diverse building pattern and type found in the neighborhood. The majority of residential areas are zoned R-4. This zone is intended to protect the small scale of the residential neighborhoods from inappropriate development and allows single-family residential uses, churches, and public schools. There are two concentrations of R-5-B and R-5-D areas; one at the Shaw Metro Station and the other at the Mount Vernon Square/Convention Center Metro Station. R-5-B and R-5-D both allow general residential uses such as single-family dwellings, flats, and apartment buildings; the density, height, and lot coverage allowed increases by zoning classification. The area south of M Street and west of the Convention Center includes areas zoned R-5-E. This zone allow the greatest density of residential development.

Much of the commercial zoning is C-2-A, with concentrations of higher density located near the Convention Center and north of Rhode Island Avenue. C-2-A zones are located on 7th Street, 9th Street, and 11th Street. This is a mixed-use zone that allows retail, office and all kinds of residential uses. The highest



Floor Area Ratio (FAR) - FAR refers to Floor Area Ratio and is a measure of density. It is expressed as a ratio for total floor area in all above grade floors of a building to the land area of the lot that the building is situated. For example, an FAR of 1.0 could be a one-story building covering 100 percent of the lot, a two-story building covering 50 percent of the lot, a four-story building covering 25 percent of the lot, etc.

Matter-of-Right - A matter-of-right development is one that complies with current stated standards of the Zoning Regulations. The District's Department of Consumer and Regulatory Affairs (DCRA) manages the permit process for matter-of-right uses. This process does not provide for public input with regard to either design or use.

Planned Unit Development (PUD) - A planned unit development (PUD) is a planning tool intended to achieve developments and public benefits that are superior to those that would result from "matter-of-right" projects. A PUD involves extensive review by public bodies and neighborhood residents. The Zoning Commission may only approve a PUD if it finds that the project will not cause adverse impacts on the neighboring area due to traffic, noise, etc, and will provide public benefits and amenities that are greater than the

flexibility (generally increased density) requested. District agencies such as the Department of Transportation, Department of Health, Police, Fire and Emergency Medical Services and other agencies such as the DC Public Schools and WASA review each application and indicate whether it will cause any problems.

Through the PUD process, a developer may be permitted greater flexibility in matters such as site plan, building height or density in return for providing qualities or benefits such as superior architecture, more rational and environmentally sound land use, improved public space or facilities, contributions to neighborhood-serving institutions or the provision of affordable housing. Although PUDs allow for greater flexibility, they are not permitted to circumvent the intent and purposes of the Zoning Regulations, nor may they be inconsistent with the Comprehensive Plan. When a project is designated a PUD, the Zoning Commission usually mandates development standards and other requirements tailored to the specific project. If a PUD includes a zoning change, that zoning change applies only to the approved project. If the project is not built, or is someday demolished, the zoning reverts to what it was before the project was approved.

Residential Zones

Zone	Purpose	FAR	FAR w/ PUD	Max. Height	Max. Height w/ PUD
R-4	Row houses and row conversions	n/a	1.0	40'	60'
R-5-B	Moderate density apartments	1.8	3.0	50'	60'
R-5-C	Medium density apartments	3.0	4.0	60'	75'
R-5-D	Medium-high density apartments	3.5	4.5	90'	90'
R-5-E	High density apartments	5.0	5.0-6.0	90'	90'

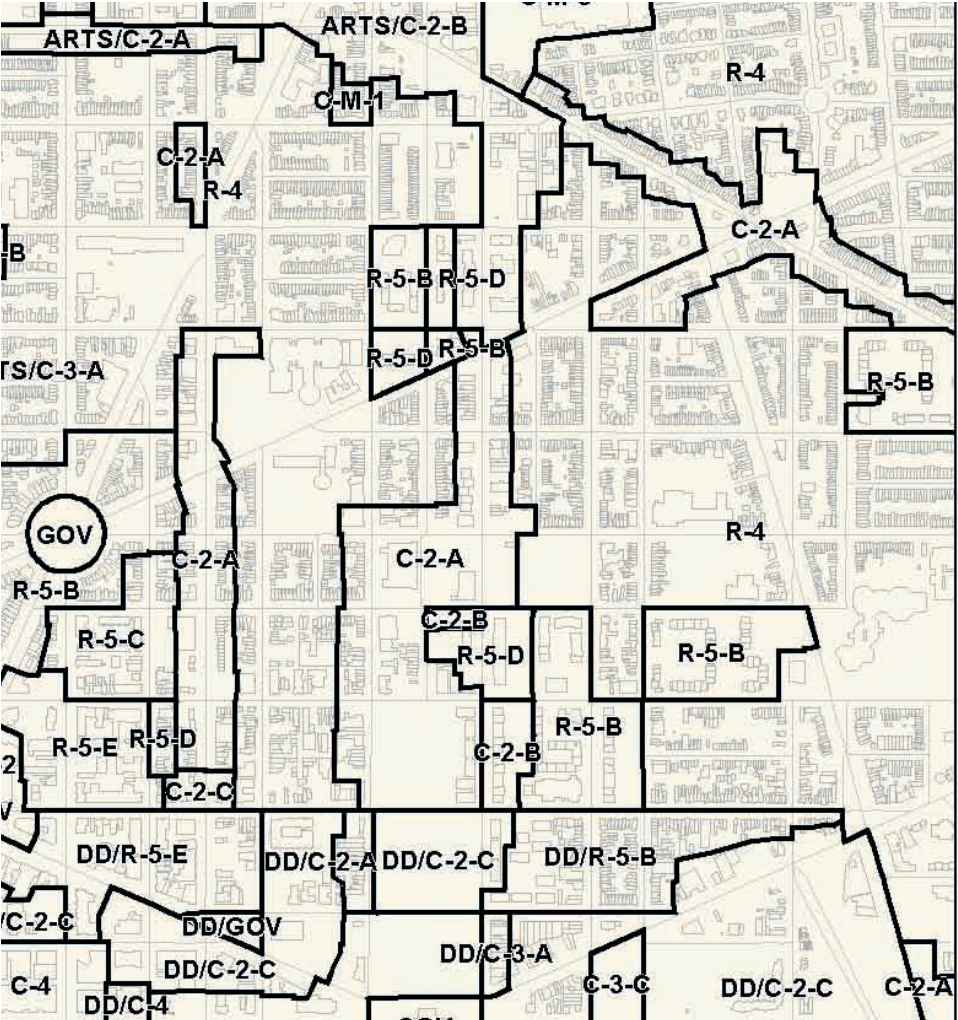
commercial zone classification in the Study Area is C-2-C and located next to the Convention Center. This area has C-2-A, C-2-B, and C-3-A zones. All of these zones allow a mix of retail, office, and all kinds of residential uses, but at different densities. Other commercial areas zoned C-2-B include the southwest corner of 7th Street and O Street and areas north of Rhode Island Avenue. The west side of the 1900 block of 9th Street is zoned C-M-1. This classification allows development of low bulk commercial and light manufacturing uses with standards of external effects and new residential development prohibited.

Commercial/Industrial Zones

Zone	Purpose	FAR	FAR w/ PUD	Max. Height	Max. Height w/ PUD
C-2-A	Community Business Center	2.5	3.0	50'	65'
C-2-B	Community Business Center	3.5	6.0	65'	90'
C-2-C	Community Business Center	6.0	--	90'	--
C-3-A	Major Business and Employment Center	4.0	4.5	65'	90'
C-M-1	Commercial and Light Manufacturing	3.0	3.0	3 stories or 40'	3 stories or 60'

There are two overlay zone classifications in the Study Area. The Downtown Development District Overlay (DD) includes the entire area south of M Street. This overlay includes development incentives and requirements for transferring development rights and for combined lot development, both intended to promote retail, hotel, residential, entertainment, arts/cultural uses, and historic preservation. The second is the Uptown Arts Overlay (Arts). It is only applied to areas north of Rhode Island Avenue and includes most of the properties along 7th Street, Florida Avenue, and U Street. This overlay promotes arts and arts/cultural related uses, includes design requirements,

Map of existing zones in the Study Area



encourages pedestrian activity through increased residential, retail, and entertainment uses, and encourages the reuse of older buildings.

There are a number of small businesses located in residential zones that do not conform to the zoning regulations. The businesses are locally owned and typically corner markets. Since they predate the zoning ordinance, they are allowed to continue operating as legal nonconforming uses. However, these businesses are not allowed to expand without a use variance. A commercial use of the same type (ie. market, Laundromat, carryout, etc.) can continue to operate on the site as long as three years do not pass without the property having a valid Certificate of Occupancy for the commercial use.



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Transportation and Public Realm

The grid of streets established by the 1791 L'Enfant Plan provides the network for moving in and around the Study Area. The public right-of-way dedicated for streets includes sidewalks, street trees, and on-street parking, and serves pedestrians, cars, trucks, busses, and bikes.

Public Realm

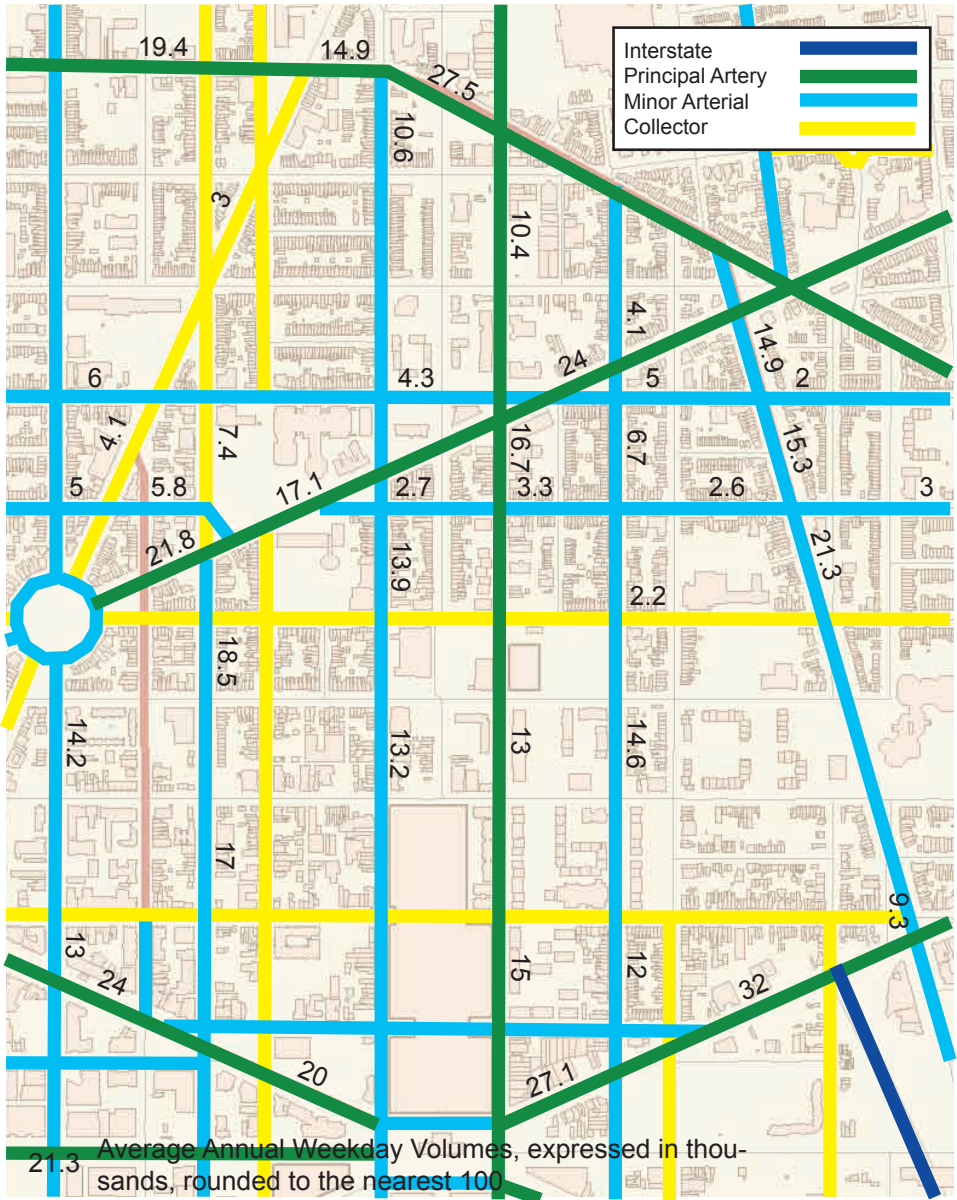
There are a number of different street-to-building relationships in the Study Area. On some streets, the roadway, sidewalk, and building setbacks are appropriate for the amount of traffic and adjacent uses. For example, the relationship of the street to commercial buildings in the 1100 block of 7th Street and between the street and single-family homes on the 600 block of Q Street creates an environment that is appropriate for current traffic and land use. On 7th Street, the sidewalk allows for pedestrians, outdoor seating, and vending, and on Q Street the setback between the street and residences establishes a boundary between the public street and private residence. On other streets, like the 1900 block of 9th Street and the 1500 block of 6th Street, the majority of the right-of-way is roadway, leaving little room for anything else. The narrow sidewalk in the retail area restrains pedestrian movement and limits activity - on 6th Street, the sidewalk provides inadequate space for street trees and creates an uncomfortable environment, putting small-scale residential buildings immediately adjacent to a six-lane road.

Traffic

All roads in the Study Area fall under one of four classifications that the Department of Transportation (DDOT) uses to represent their use and function. The categories range from Principal Arterials (major traffic carriers in the city) to Local (predominantly local traffic and carrying little to no through traffic). The functional classification is a guide for traffic planning. It provides no guidance for streetscape treatment or amenities. DDOT currently has a backlog of 25 streetscape projects with a combined total estimated cost of \$200 million, an amount that far exceeds current funding levels for these types of projects.

Traffic counts from 2001 indicate that several roads may be overbuilt to serve current traffic levels. For example, 7th

Functional Classification and Traffic Counts for Streets



Street carries more traffic than 6th Street, but 6th Street has four lanes of traffic while 7th Street between N Street and Florida Avenue has two. There is currently not enough information to determine if the public right-of-way on streets in the Study Area are designed appropriately for the amount of traffic they carry.

Alternate Modes of Transit

The majority of space in the public right-of-way is dedicated to thru-traffic and on-street parking, but the 2000 Census data shows that the percent of residents in the Study Area using alternate modes of

Mode of Transit to Work in Percentages

	Study Area	District of Columbia
Car, Truck, or Van	33%	49%
Public Transportation	38%	33%
Bicycle	3%	1%
Walk	21%	12%
Other	5%	5%

2000 census data from Census Tracts 44, 48.01, 48.02, 49.01, 49.02, and 50

Subway Stations, Bus Lines, and Number of Daily Riders

Subway Station	Enter	Exit
U Street/African-Amer. Civil War Mem./Cardozo	4,500	4,300
Shaw/Howard University	4,100	3,900
Mount Vernon Sq./7th Street/Convention Center	3,100	3,100

Bus Route	Line	Ridership
66/68	Petworth-11th Street	2,900
70/71	Brightwood-Petworth/Georgia Ave./7th Str.	20,000
90/92/93	U Street-Garfield	16,400
96/97	East Capitol Street-Cardozo	5,200
98	Adams Morgan-U Street	150
G2	P Street-LeDroit Park	1,900
G8	Rhode Island Avenue	4,300
P1/P2/P6	Anacostia/Eckington	4,100
X1/X3	Benning Road-Potomac Park	1,700



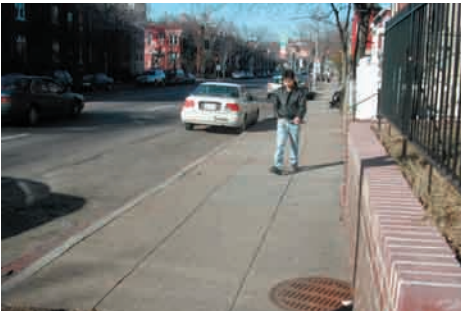
1100 block of 7th Street



600 block of Q Street



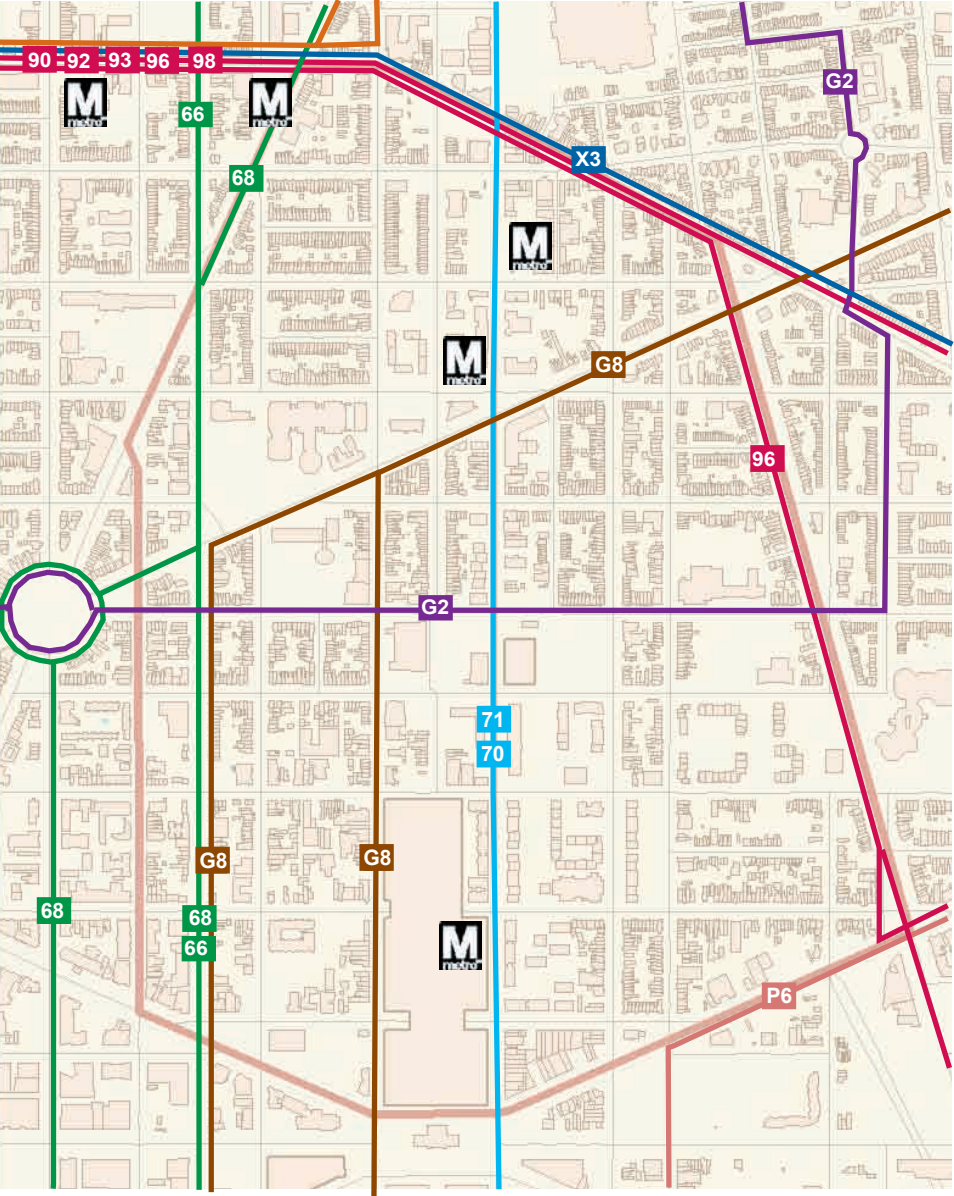
1900 block of 9th Street



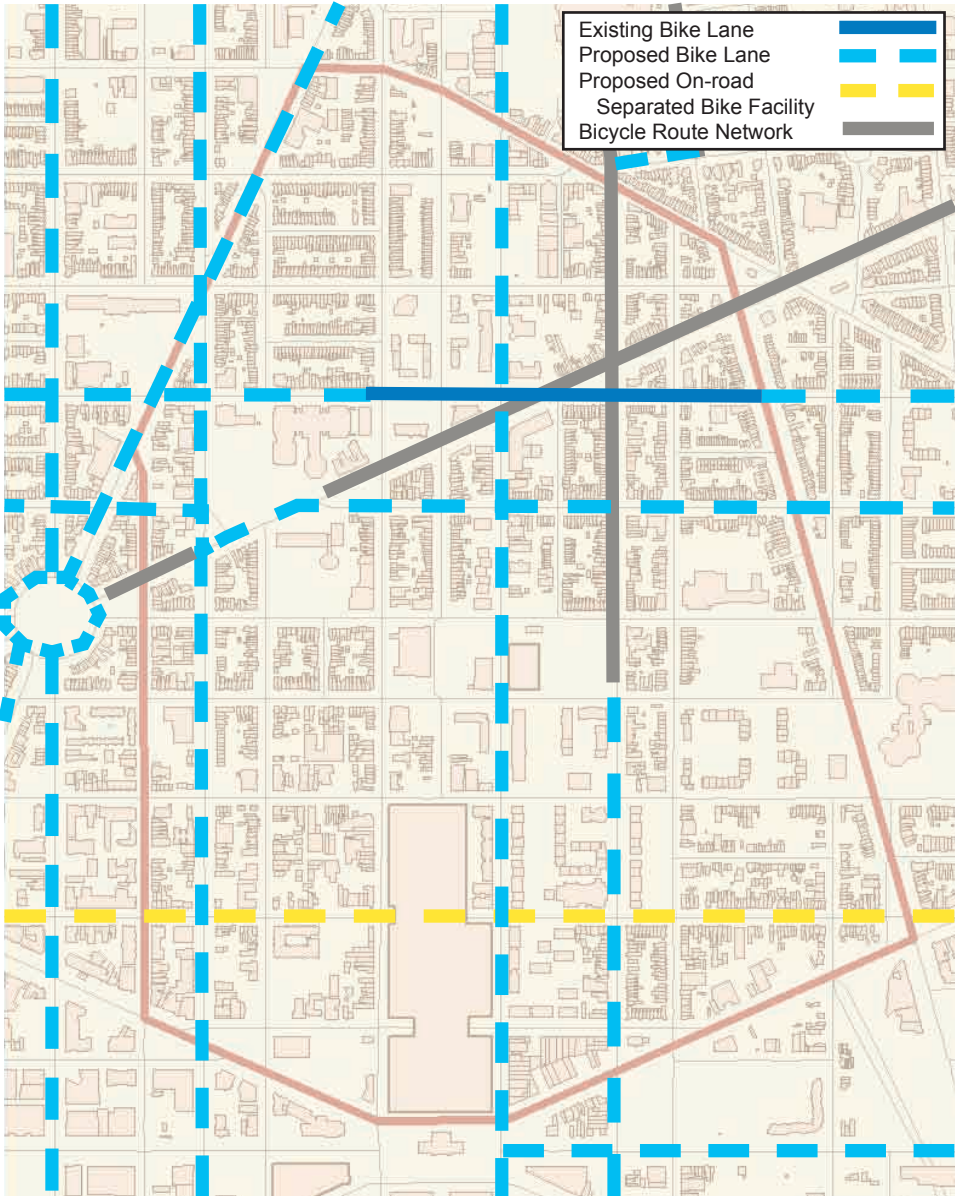
1500 block of 6th Street



Subway Stations and Bus Lines in Study Area



Proposed Bike Lanes in the District's Bicycle Master Plan



for commercial use. Two subway stations are centrally located on the 7th Street corridor; bus lines run throughout the area, concentrating on avenues at the perimeter of the Study Area or 7th, 9th, and 11th streets. Bus routes on U Street/Florida Avenue/New Jersey Avenue (90/92/93/96) and 7th Street (70/71) carry the most riders; consequently, the intersection at 7th Street and Florida Avenue is the most active transfer point for bus riders.

As part of plans to accommodate bikes on roadways, the Department of Transportation's Draft Bicycle Master Plan identifies eight streets in the Study Area for bike lanes. According to the 2000 census, three percent of residents in the Study Area ride a bike to work. The southwest section of the Study Area, west of 9th Street and south of O Street, has the most number of bikers. Some census block groups in this area rank among those with the highest percentages of residents biking to work in the District, with between 5 and 8.7 % of residents using that mode of transportation.

Parking

On-street parking is increasingly becoming an issue in the Study Area. The Mayor's Parking Task Force Report, completed in 2003, estimates that there are between 3,222 and 5,471 on-street parking spaces in the Study Area and between 4,308 and 6,200 registered cars. The section of the Study Area between 7th and 12th streets ranks among the highest in the District in terms of the number of cars to on-street parking spaces; the area east of 7th Street has less competition for on-street parking. There are more than 40 religious institutions in the Study Area that have additional parking needs, primarily on Sundays, when the street right-of-way is used to double-park during services.

With so many demands being put on the public right-of-way, the District needs to make sure that it is being used as efficiently as possible



Mt. Vernon Square/Convention Center Metro Station



R Street Bike Lane

transit to get to work outnumber those who drive almost two to one: 33% of area residents drive to work while 62% use an alternate mode of transit. Subway and bus are the most heavily used mode of transit, and 21% of residents walk to work.

The high percentage of mass transit users is directly related to the subway and bus service provided in the Study Area. This includes 17 bus routes and one subway line with access to all parts of the District and region. With the exception of one bus line on P Street, all transit lines are located on Principal Arteries or on streets zoned



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Schools

Schools located in or that draw students from the Study Area have had a steady decline in students between the 1998-2004 school years, reflecting a similar trend occurring across the District. Within the Study Area are four traditional public schools and one charter school: Cleveland Elementary, Montgomery Elementary, Seaton Elementary, Shaw Junior High, and Maya Angelou Charter School. With the exception of Seaton, the remaining traditional public school have seen student numbers decrease significantly between 1998 and 2004. Seaton is operating near its student capacity; the remaining schools are well under. Maya Angelou is open to all students living in the District and focuses on a post-high school, work environment in addition to traditional academics.

There are other public schools located outside the Study Area but whose enrollment boundaries cross into the Study Area. Cardozo Senior High is the only designated high school (the western boundary for Dunbar Senior High is New Jersey Avenue). Garrison, Thomson, and Walker-Jones elementary, Terrell Junior High, and Garnett-Patterson Middle schools also draw student from the area. All of the elementary schools have seen a decline in students between 1998 and 2004. Student numbers for the junior high and senior high schools serving this area are inconsistent, showing both declines and increases in students. An overall decline of students has slowed, but as a consequence of an overall decrease the majority of school facilities are overbuilt to serve their current student bodies.

Almost all school facilities in and adjacent to the Study Area are deemed to be in poor condition. Financial constraints has limited the District of Columbia Public Schools (DCPS) capacity to implement its capital program. Significant upgrades underway for local facilities include the total rehabilitation of Cleveland and Thomson elementary schools. In the Fall 2003 Facilities Master Plan Update, five area schools - Cardoza, Garnett-Patterson, Shaw, Terrell, and Walker-Jones - are designated a "tier" school, meaning that they are identified as a priority school for reconstruction or modernization. The remaining four schools – Dunbar, Garrison, Montgomery, and Seaton – are identified as being in poor condition but not as sites for renovation. Of these four schools, Shaw and Seaton are particularly poorly designed and do not take full advantage of their sites. For example, both schools have concrete plazas that are poorly designed, rarely used, and disrupt the urban development pattern of the neighborhood. Shaw's open-school plan is also inefficiently designed. Both

Public Schools located within Study Area and their Enrollment History, Student Capacity, and Condition

School	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	Student Capacity	DCPS Students in Enrollment Area (2003-04)	DCPS Students in Enrollment Area Attending Local School (2003-04)	School Condition	Tier
Cleveland Elem.	338	320	279	238	222	209	320	153	80	New Facility	Tier 0
Montgomery Elem.	417	412	395	371	314	266	426	243	145	Poor	No Tier
Seaton Elem.	451	449	436	437	441	420	444	326	194	Poor	No Tier
Sub-total	1,206	1,181	1,110	1,046	977	895	1,190	722	419		
Shaw Jun. High	693	590	552	546	534	492	693	592	277	Fair	Tier 3
Sub-total	693	590	552	546	534	492	693	592	277		
Area Total	1,899	1,771	1,662	1,592	1,511	1,387	1,883	1,314	696		

Public Schools with student boundaries within Study Area and their Enrollment History, Student Capacity, and Condition

School	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	Student Capacity	DCPS Students in Enrollment Area (2003-04)	DCPS Students in Enrollment Area Attending Local School (2003-04)	School Condition	Tier
Garrison Elem.	506	485	433	384	386	379	385	419	227	Poor	No Tier
Thomson Elem.	359	354	335	292	276	285	320	413	203	New Facility	Tier 0
Walker-Jones Elem.	612	608	586	550	529	509	552	743	507	Poor	Tier 1
Sub-total	1,477	1,447	1,354	1,226	1,191	1,173	1,257	1,575	937		
Terrell Jun. High	342	287	240	286	294	284	546	295	142	Poor	Tier 2
Garnett-Patterson Middle	352	309	306	317	328	345	390	375	206	Poor	Tier 3
Cardozo Sen. High	779	825	720	771	749	814	1,019	2,074	593	Poor	Tier 2
Dunbar Sen. High	855	845	914	990	1,078	912	993	978	375	Poor	No Tier
Sub-total	2,328	2,266	2,180	2,364	2,449	2,355	2,948	3,722	1,130		
Area Total	3,805	3,713	3,534	3,590	3,640	3,528	4,205	5,297	2,067		

sites have surface or structured parking that could be better incorporated into a new building that improves the efficiency of land use.

DCPS is currently reviewing its current facilities master plan, which includes tiered schools. The tier classification will still be in affect, but capital funds may be redirected to schools currently not in a tier.

Parks, Recreation Centers, and Open Space

There are currently fifteen parks, recreation centers, or recreation fields within the Study Area. They are controlled and maintained by three agencies: District of Columbia Public Schools (DCPS), District of Columbia Parks and Recreation (DPR), and the National Park Service (NPS). When combined these areas amount to over 17 acres.



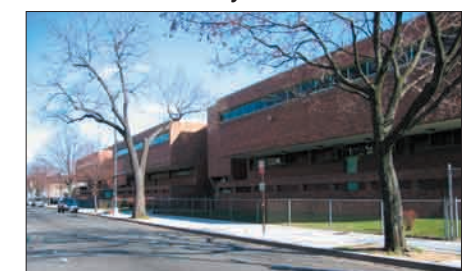
Montgomery Elementary School



Seaton Elementary School



Cleveland Elementary School



Shaw Junior High School



Westminster Street Playground



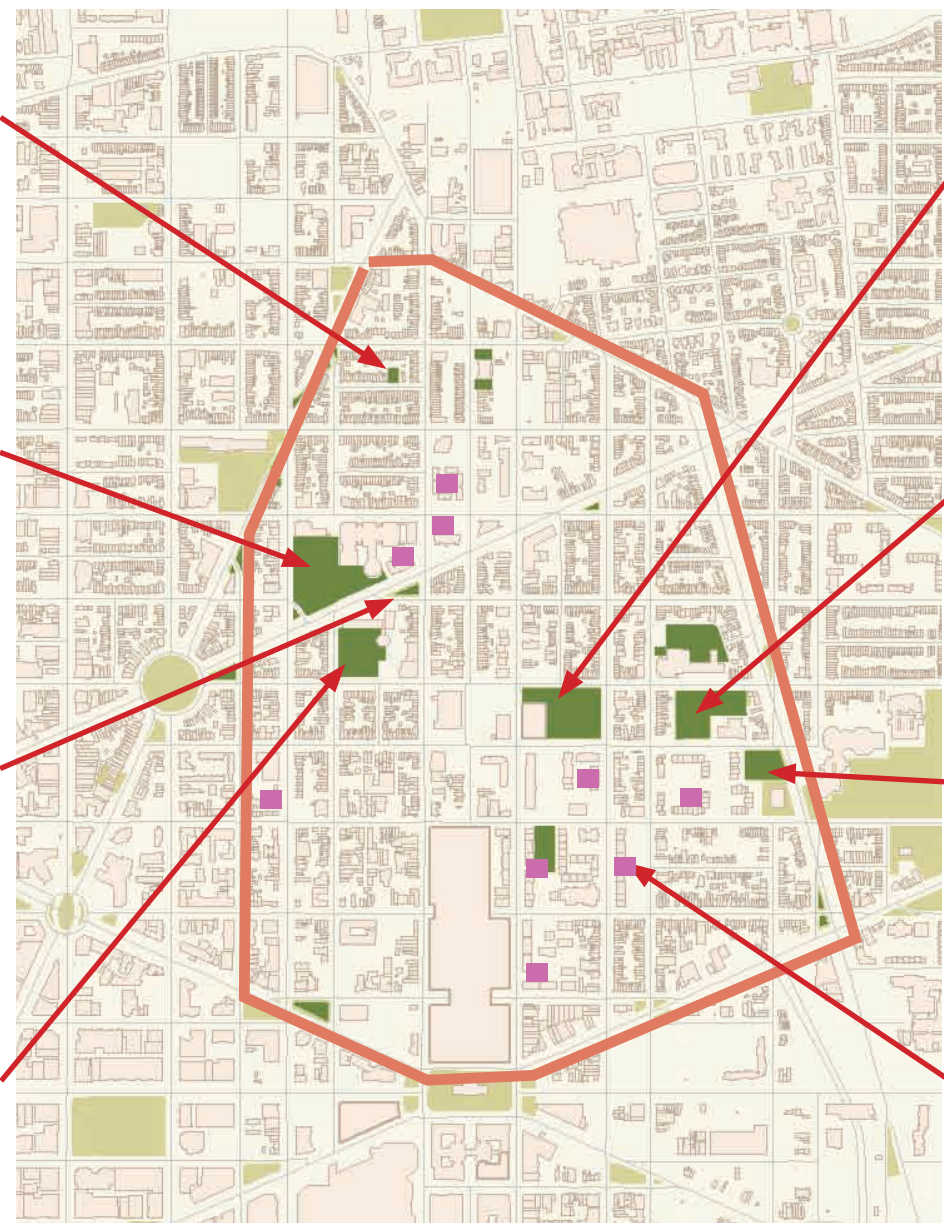
Shaw Recreation Area



Carter G. Woodson Park



Seaton Field and Playground



Park or Open Space Open to Public

Playground on Private Property



Kennedy Recreation Center



Bundy Field



Open Space at NJ Ave. and O Str.



Washington Apartments Playground

Park and Open Space Inventory

Jurisdiction	Site	Type	Acreage
DC Public School	Cleveland Elementary	Playground	0.5
	Montgomery Elementary	Playground and Recreation	1.5
	Seaton Elementary	Playground, Recreation and Field	2
	Shaw Junior High	Amphitheater and Plaza	1
Department of Parks and Recreation	Bundy School	Field	2.5
	Shaw Recreation Field	Skate Board Park, Basketball Courts, and Field	3
	Kennedy Recreation Center	Playground, Recreation, and Field	3.8
	N Street Playground	Playground and Recreation	1
	New Jersey Avenue and O Street Park	Open Space	1
	Westminster Playground	Playground	0.17
	Carter G. Woodson Park	Memorial and Open Space	0.14
National Park Service	Mother Cooper	Memorial and Open Space	0.05
	New Jersey and New York Avenues	Open Space (2)	0.1
	Gompers Park	Open Space	0.35
	Vermont Avenue and 10 th	Open Space	0.05
Total Acreage			17.16

In terms of amount of park space for the entire city, the District ranks well nationally. 19.3 % of the land area is devoted to parkland - the average for comparable cities is 8.8 % - and spends \$155 per resident on parks, ranking 4th among 48 comparable cities. These numbers do not reflect the park and recreation needs for residents, nor does it represent how well park resources are distributed in neighborhoods. DPR has recently developed standards for plant material, maintenance, park design, and playgrounds,

and is in the process of establishing them for determining park and recreation services needed at the neighborhood level. DPR is beginning two planning processes - one looking at DPR facilities alone and a second looking at all open space - that will include the information necessary to make this assessment.

There are three types of open space in the community, some better suited to active recreation than others. They include ball fields or passive open space, grassy areas located at public schools or sites maintained by DPR. Others are recreation areas, paved

surfaces used for basketball courts, skate board parks, tennis courts, or playgrounds. Triangle parks along avenues are too small for active recreational use, but they provide green space at intersections and are used for passive recreation, seasonal plantings, and commemorative sites. Garden apartments in the Study Area are also designed with open space and often with their own playground equipment. Open space and playgrounds on private land were not included in acreage calculations for the neighborhood.

A preliminary review of neighborhood parks and open space across the District indicates that Neighborhood Cluster 7, which includes the Study Area, is one of six clusters with the least amount of open space per 1000 residents in the District.



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Historic Sites and Districts

Approximately fifty percent of the Study Area is located in designated historic districts. The residential area north of N Street and east of 7th Street is the only area with historic buildings that is not currently in a historic district. This area has been surveyed as part of the East Shaw Historic Resource survey, which recommends that the area north of Rhode Island Avenue be included in an expansion of the Greater U Street Historic District and the area south of Rhode Island Avenue be included in the Mount Vernon Square Historic District. Currently, the community is exploring the possibility of this area one day becoming an historic district or including it in expansions of existing districts. Properties not in a historic district or designated a landmark are subject to normal permitting and zoning requirements, not historic review for compatibility with the neighborhood.

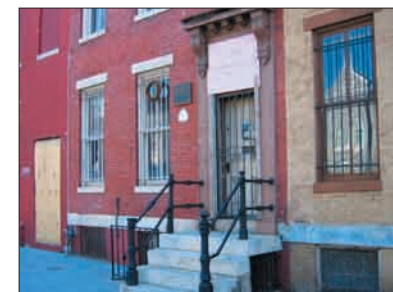
A historic district is typically established at the request of the local community, which works closely with the Office of Planning's Historic Preservation Office to prepare a nomination to the DC Inventory of Historic Sites and National Register of Historic Places. Once a landmark or district is designated, all demolitions, new construction, and exterior changes to buildings must be reviewed by the Historic Preservation Office and found compatible with the character of the building, site or district before work can commence. Historic review does not address issues of use, which is regulated solely by zoning, nor does it include review of any interior work.

The seventeen historic landmarks and six historic districts in the Study Area were established because of significant events that occurred in this area, significant people associated with the area, and for their architectural character. The most recent historic districts, Shaw and Mount Vernon Square, were designated in 1999, in part to minimize the impact of anticipated development in response to the construction of the Convention Center. Many of the districts and landmarks in the Study Area are historically significant for their association with local and national African-American history and their architectural character.

When a historic district or landmark is designated, it establishes a "period of significance" that is most important to its history. For example, the Blagden Alley/Naylor Court Historic District is significant because of the development pattern of streets, alleys, and buildings, and the people that lived there between the early 19th through the mid-20th century. The period of significance for this district has been established as between 1833 to 1941, and all buildings, structures and improvements made

1	Southern Aid Society/Dunbar Theater	1901-1903 7th Street
2	Howard Theater	620 T Street
3	Lincoln Congregational Temple United Church	1701 11th Street
4	Phyllis Wheatley YWCA	901 Rhode Island Avenue
5	Lafayette Apartment Building	1605-1607 7th Street
6	Carter G. Woodson House	1538 9th Street
7	O Street Market	7th and O Street
8	Immaculate Conception Church	707-711 N Street
9	The Plymouth Apartments	1236 11th Street
10	Blanche K. Bruce House	909 M Street, NW
11	Morrison and Clark Houses	1013-1015 L Street
12	American Federation of Labor Building	901 Massachusetts Avenue, NW
13	Carnegie Library	Mount Vernon Square
14	1000 block of 7th Street	East side of block
15	Yale Steam Laundry	437 and 443 New York Avenue
16	Fletcher Chapel	401 New York Avenue

Historic Landmarks in the Study Area



Carter G. Woodson House



Phyllis Wheatley YWCA



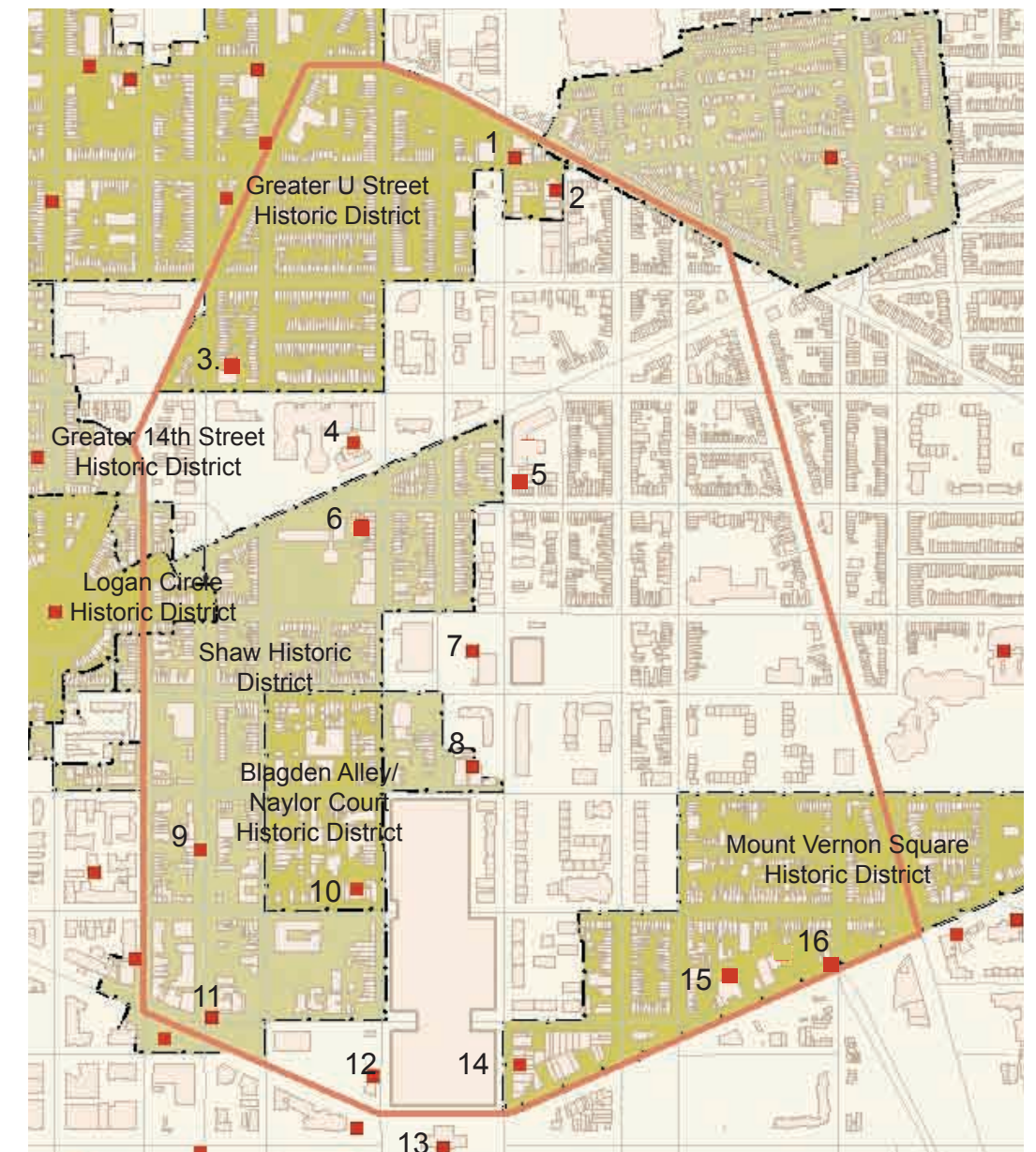
O Street Market



The Plymouth Apartments



Fletcher Chapel



Historic districts and historic landmarks located in and adjacent to the Study Area



Historic District	Period of Significance	Cultural Significance
Blagden Alley/ Naylor Court	1833 to 1941	This district is notable for the network of alleyways in the middle of the block and behind middle-class homes that face residential streets. In the mid- and late-19th century, many working poor lived in isolated and cramped conditions in these alleys, next to stables and warehouses. This development pattern was found in many of the older sections of the District, but Blagden Alley in particular inspired humanitarian reformers to address the poor living conditions in alleys and alley dwellings. African-Americans were the primary residents living in alleys, but the surrounding area developed as an economically and racially mixed neighborhood with a wide demographic mix and a variety of building types. In addition to middle- and upper-class whites, the area included freed slaves - some free prior to emancipation - and Blanche K. Bruce, the first African-American to serve a full term as a U.S. Senator.
Greater U Street	1862 to 1948	The residential and commercial center of Washington's African-American community between 1900 and 1950, this "city within a city" shows how African-Americans responded to intense racial segregation and discrimination by creating their own neighborhood with businesses, schools, churches, institutions, and entertainment facilities. The area was home to prominent intellectuals, educators, and entertainers, as well as civic, civil rights, and religious leaders. A number of the areas institutional buildings were designed and built by African-American architects. The buildings in the district record the full development of a Victorian-era streetcar neighborhood from the time that the first streetcar line crossed through the area in 1862 to its full development during the late 19 th century and early 20 th century.
Greater 14 th Street	1855 to 1940	This diverse mid-city neighborhood had its origins in the post-Civil War development boom along one of the city's first streetcar lines. The buildings in this area represent all time periods when streetcars were the primary way of moving around the city. A number of buildings in this district were built as car dealerships and show rooms during the early 20 th century.
Logan Circle	1875 to 1900	This district is a virtually unchanged example of a prosperous, late-19th century residential neighborhood constructed around one of the L'Enfant circles. After the Civic War the circle and the surrounding streets developed with large homes on the avenues and the circle, with middle class residents on number and letter streets, and working class residents on narrower streets and alleys. The area was home to many prominent African-Americans in the early 20 th century, including Charles Manual "Sweet Daddy" Grace and Mary McLeod Bethune.
Mount Vernon Square	1845 to 1945	This is the second of two remaining sections of the neighborhood that had surrounded Mount Vernon Square. Its oldest buildings are simple frame houses built by working-class homeowners. By the Civil War, the area had grown into an economically and racially mixed neighborhood served by a public market in Mount Vernon Square and a streetcar line along 7 th Street. More substantial brick and stone row houses and elaborate storefronts on 7 th Street date from a prosperous time during the 1880s and 1890s. By then, a residential area emerged that included working-class residents clustered in smaller homes on narrow side streets surrounded by larger homes on primary streets. By the early 20 th century, the character of the neighborhood changed when auto repair shops, laundries, and warehouses located on New York Avenue. Today, the district represents the complex social dynamic and urban environment of a late-19 th and early-20 th century neighborhood, where residents of all incomes and races lived side by side with businesses and light industry.
Shaw	1833 to 1932	This district is part of one neighborhood that used to surround Mount Vernon Square and developed along streetcar lines on 7 th , 9 th , and 11 th Streets. The neighborhood developed primarily after the Civil War and was economically and racially mixed with many different building types. Row houses dominate this area, but it also includes churches, apartment buildings, and some commercial buildings. Some of the homes were owner-built, but most of the housing stock was built by developers using late-19 th century mass-production technology and who catered to home buyers looking for stylish residences built in the popular architectural style of the day.

during this period are protected as part of the historic district. Protected structures are called “contributing” because they contribute to the district’s historic character. Buildings constructed outside the period of significance, such as a 1970s gas station, are “non-contributing” and therefore not protected as part of the historic district. While there is greater flexibility in what changes can be made to a non-contributing buildings, because it is located in a historic district, the Historic Preservation Office must still approve alterations or new construction on its site.

There are plans to better interpret the historic resources in the area. The National Park Service (NPS) plans to acquire the Carter G. Woodson home and establish a national historic site that will interpret the life and writing of Carter G. Woodson. The site would include the home and adjacent properties, and NPS is working on establishing a cooperative agreement with the Association for the African American Life and History, the association founded by Carter G. Woodson that still owns the home. Once NPS acquires the site, more detailed plans will be developed with public involvement.

Cultural Tourism DC, an organization dedicated to promoting local historic sites, has two African American Heritage Trails that include sites in the Study Area. The Howard Theater is one of the Greater U Street trail’s ten sites; signs for this trail are already installed. All of the sites for a trail that includes Mount Vernon Square and Shaw are in the project area and located on 7th and 9th streets. This trail is currently being developed and sign installation is planned for the Spring of 2005.

Comprehensive list of historic districts, period of significance, and cultural significance of districts in the Study Area



French Street - Greater U Street Historic District



10th Street - Shaw Historic District



Ridge Street - Mount Vernon Square Historic District



5th Street - Mount Vernon Square Historic District



1200 block of O Str. - Greater 14th Street Historic District



Blagden Alley - Blagden Alley/Naylor Court Historic District



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Current Conditions

Recent investment in the area has been predominantly residential, including new construction of apartments, condominiums, and rehabilitation of existing buildings. New development in commercial corridors has, to date, been small in scale and entirely local businesses locating in existing buildings. Significantly larger commercial projects have been proposed but not yet realized.

Residential

The housing stock in the Study area is diverse and includes row houses, small apartments, garden apartments, and high-rise apartment buildings. Row houses and small apartments tend to be located on letter streets (ie. M Street, Q Street, etc.) that run east to west. Most of these buildings date to the late 19th and early 20th century and define the character of most residential areas. Garden apartment and high-rise apartment buildings tend to be located on numbered streets (ie. 7th Street, 9th Street, etc.) that run north and south. The majority of these buildings were built after 1968.

The Study Area has provided affordable housing to District residents throughout the 19th and 20th centuries. Alley dwellings, like those that remain in Blagden Alley, Naylor Court, Warner Street, Ridge Street, and Marion Street, provided an early type of affordable housing. Many alley dwellings were demolished and replaced with garden or high-rise apartments that include many of the affordable units in the neighborhood today. Of the 8,617 residential units in the Study Area, 1,292, of the units (15% of the total) receive some kind of affordable housing assistance: 105 are public housing, 920 receive Section 8 assistance, and 267 receive Housing Choice Vouchers.

Much of the affordable housing in the Study Area today is at risk. Eight of the eleven contracts with private property owners that have Section 8 contracts that are scheduled to expire in 2004-05. Section 8 housing is provided through a Federal program begun in 1974 and administered by the Department of Housing and Urban Development. It is the Federal governments primary program for providing housing assistance to low and very-low income people. It provides a voucher, or government payment, to a household that must be used for housing and is intended to cover the a gap that is the difference between 30% of the recipients income and the typical, yearly cost for housing. Using 30% of one's income to determine monthly housing costs illustrates the importance of this

program in the Study Area. The \$29,103 median income is significantly less then the \$44,000 income necessary for a \$1,100 monthly payment, the cost for a new one-bedroom apartments in the area.

Section 8 contracts are between a private property owner and the Federal government, limiting the influence of the District government in preserving affordable housing through this program. If a Section 8 contract is terminated, residents have the legal right to a voucher that they can use someplace else that excepts Section 8 vouchers, and are given one year to move. The options that residents have in this situation will vary - ie. finding a new home that accepts Section 8 vouchers, enhanced vouchers that allow residents to stay in their home, residents buying their building, etc. - depending on the specific situation. It is critical that residents be organized, understand there rights, and take the necessary steps to protect their self interests. The District is committed to helping residents protect the current units, but it is ultimately the property owners decision to extend the contract.

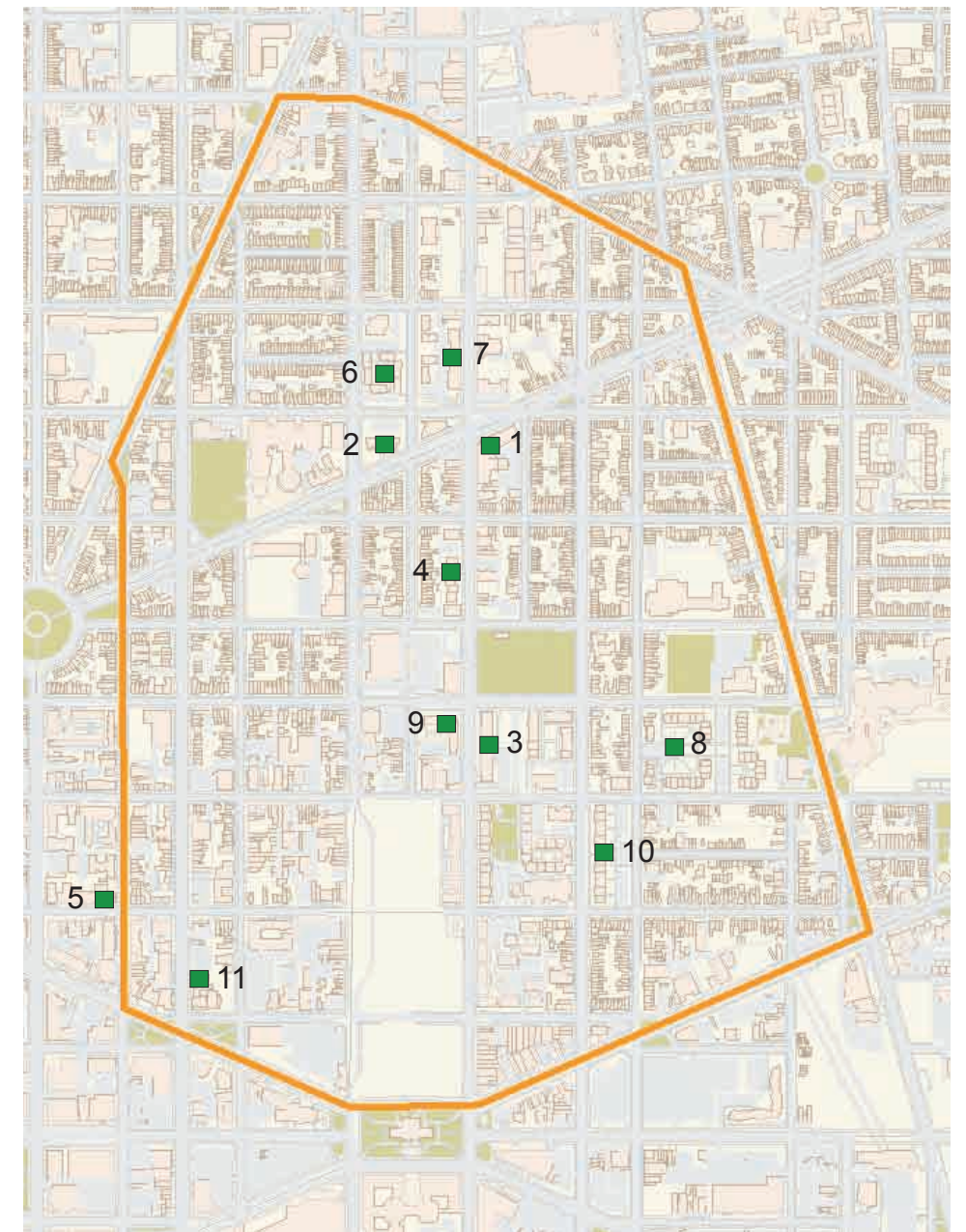
Because District programs use federal funds they must use Federal definitions of affordable housing. This creates another challenge for District agencies. For example, a family of four making \$68,480 can qualify for certain levels of affordable housing. "Affordable" as defined by these standards can result in housing that is not considered affordable to very low-income persons.

Compounding the issue is the rising cost of housing in the Study Area, which has increased dramatically in recent years. Between 1999 and 2002, housing prices increased

Current Section 8 Housing Contracts in Study Area*

Site	Units	Expiration Date
1. Asbury Dwellings	147	5/08
2. Foster House	76	15-7/00 and 59-7/05
3. Gibson Plaza	114	7/04
4. Kelsey Gardens	54	43-6/04 and 11-9/04
5. King Towers	25	8/04
6. Lincoln-Westmoreland I	82	7/05

*The most current information released by the US Department of Housing and Urban Development for expiring Section 8 contracts is from October 2004.



Site	Units	Expiration Date
7. Lincoln-Westmoreland II	121	1/05
8. NW Cooperatives No. 2	46	8/04
9. Immaculate Conception Apartments	119	Expired 10/03 - Saved through public funding
10. Washington Apartments	105	5/05
11. Washington Towers East	31	1/06



Housing Snapshot for the Study Area	
Total Number of Units	6,974
Number of Units Receiving Housing Assistance in Study Area	1,292
Vacancy Rate (2002)	6%
Owner Occupied	23%
Renter Occupied	65%
Median Rent (Six census tracts that include the Study Area in 2000)	\$561 a month
Median Sales price for Single-family Unit (2002)	\$320,000
Income Required to Buy Median-price Single-family Unit (2002)	\$78,113
Increase in Median Price for Single-family Unit and Required Income from 1999 to 2002	+50%
Median sales price for condominium (2002)	\$260,500
Conversion from rental to owner since 1999	15% of residential purchases from 2000 through 2003

Federal Income Standards for Determining Level of Affordability in Subsidized Housing (2004)					
Family Size	1	2	3	4	5
% of AMI					
100%	\$58,833	\$67,167	\$75,667	\$84,000	\$90,667
80%	\$47,067	\$53,733	\$60,533	\$68,480	\$72,533
60%	\$35,300	\$40,300	\$45,400	\$51,360	\$54,440
50%	\$29,400	\$33,600	\$37,800	\$42,000	\$45,350
40%	\$23,533	\$26,867	\$30,367	\$33,600	\$36,267
30%	\$17,650	\$20,150	\$22,700	\$25,200	\$27,200

50% for single-family homes and 86% for condominiums in the larger Shaw community, an area that extends from North Capitol Street to 15th Street and from M Street to Florida Avenue. Properties between 7th and 15th Streets were more expensive with the median home sale price at \$460,000. The biggest change in housing cost was in the area between 7th Street and North Capitol Street, where the median price increased from \$105,000 in 1999 to \$240,000 in 2002 - an increase of 179%.

The cost of rental housing in the Study Area has also increased. According to 2000 census data, the median rent for a one bedroom unit was \$560 a month, just under the median rent for one bedroom units in all of the District. Between 1990 and 2000, all census tracts in the Study Area had an increasing number of units renting above \$750, an indicator of gentrification and a sign of rising housing costs. In areas west of 7th Street, 25 to 50% of rental units were above \$750; east of 7th Street, 5 to 15% of rents were above \$750. New one-bedroom units being rented in the neighborhood rent for \$1,100 a month. With rising housing costs, it is also difficult for residents that currently live in the area to buy a home nearby. The median income for the Study Area is \$30,558 - the income required to buy a median-priced single-family unit in the area is \$78,113.

The Comprehensive Plans establishes policy and goals for development in the Study Area, but zoning and design review in historic districts are the only tools that the city has for regulating residential development. The Office of Planning is currently looking at how the District can encourage or require the inclusion of affordable housing in residential development, but no such policy is in place currently. Under existing regulations, Planned Unit Developments are the only way the District can negotiate with developers building residential units on privately owned land to provide affordable units.

The Department of Housing and Community Development's (DCHA) annual Notification of Funding Availability (NOFA) process is the Districts primary strategy for encouraging the private market to provide affordable housing. This is a competitive process for developers to secure funding from a variety of public sources including Community Development Block Grants, the Housing Production Trust Fund, and Low Income Housing Tax Credits. In recent years DHCD has also worked collaboratively with the D.C. Housing Finance Agency (DCHFA) and DCHA to strategically invest in affordable housing projects.

The District of Columbia has been successful in protecting and retaining a number of affordable housing units in the Study Area. For example, \$900,000 in HOME funding was awarded through DHCD to help offset \$4.6 million of restoration, renovation, and expansion of 901-913 Rhode Island Avenue, NW, the historic Phyllis Wheatley Young Women's Christian Association. This financing assisted in the organizations plans to combine three existing buildings into one that houses its offices and 117 Single Room Occupancy units.

In February 2004, the D.C. Housing Finance Agency (HFA) provided \$13.6 million in tax-exempt bond financing for the acquisition and rehabilitation of 1330-7th Street Apartments, formerly known as Immaculate Conception. The Section 8 contract for this 136-unit apartment building that included 119 affordable units expired in October 2003. A partnership between HFA, Community Preservation & Development Corporation (CPDC), and the Immaculate Conception 2002 Tenant Association, Inc., was developed to ensure that the building would receive a much-needed renovation and still remain affordable. More than 85% of the units will remain affordable for low- and moderate-income families earning less than 60% of the Area Median Income (AMI), and 60 of the units will remain affordable for those earning 30% of the AMI. The renovations are expected to take 12 months, and no tenants will be displaced during the rehabilitation.

Another example of the District's efforts to protect affordable housing in the Study Area is the conversion of the Frontiers, 23 affordable housing units in the 11th Street corridor, to an affordable homeownership community. Between 1999 and 2003, all of the units were sold to residents as low-income condominiums in a price range of \$89,000 to \$142,000. DCHA estimates that 3 units were



Row houses in the 600 block of R Street



Small apartment on 10th Street



NW Cooperatives II Garden Apartments



Gibson Plaza, 7th Street.



CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

sold to residents below 30 AMI, 10 between 30-50 AMI, 9 at 60-80% AMI, and one unit for a community room.

New developments with a residential component on nearby publicly owned land will also include affordable units. Residential development at the old convention center site and the former Wax Museum site will include affordable units, but these sites are neither physically nor psychologically connected to the Study Area.

Commercial

The Study Area is home to a wide variety of businesses with concentrations of existing retail located along 7th, 9th, and 11th streets. The Giant grocery at 7th and P Street is the center of current retail activity.

Retail on 7th and 9th streets, near Mount Vernon Square, is adjacent to the primary entrance for the Convention Center and the proposed location of the Convention Center hotel. 7th Street, once lined with retail between Mount Vernon Square and Florida Avenue, is now a mix of residential and retail uses with the majority of retail located north of O Street. Retail on 9th Street is concentrated south of O Street with a second concentration between T and U streets. 11th Street has scattered retail between M Street and Rhode Island Avenue. The majority of corner stores, once located throughout the Study Area are located east of 7th Street.

A market analysis of the Study Area found that stores and restaurants are primarily small in size and fail to meet the retail needs of residents. For example, opportunities for buying clothing and household items are very limited. While no single type of business dominates the area, the most common type of business is “limited service restaurant” with 26 out of 124 businesses falling in this category. Other existing retail that is common includes convenience type grocers, liquor stores, and used car dealers. Due to lack of retail and services, it is estimated that residents spend more than \$31 million outside the Study Area.

To meet this current retail demand, the market analysis estimates that the Study Area can support approximately 650,000 square feet of retail over the next ten years. This assumes that a small percentage of people attending events at the Convention Center will patronize local businesses. It also assumes that retail includes a mix of national chain and locally-owned stores.

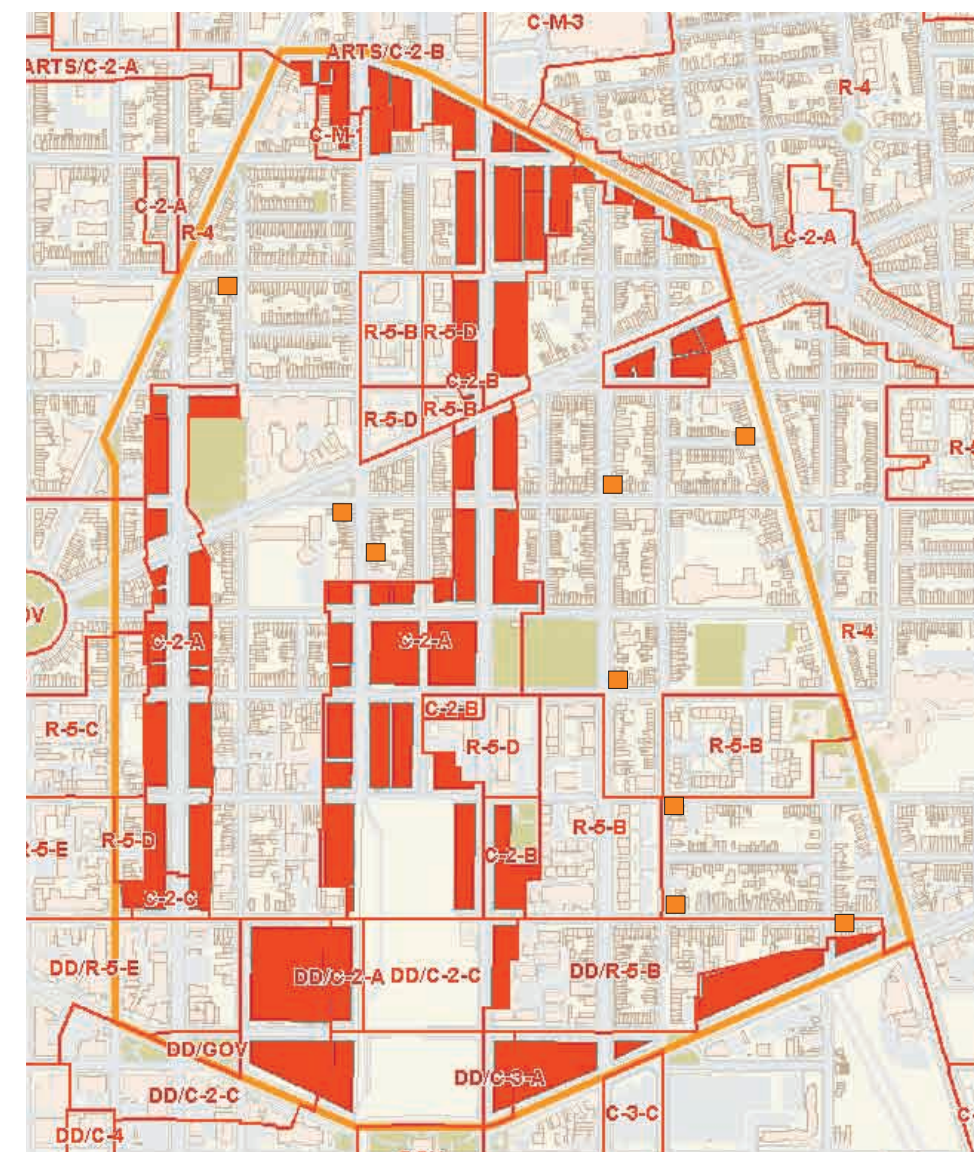


O Street Market as it appeared during renovations in 1983 (Library of Congress, HABS DC-342).



Corner Store at 5th and N streets.

Current zoning allows far more retail than what the neighborhood can currently, and is projected to, support. Commercial zoning in the Study Area permits a potential for 1.2 million square feet of ground floor retail and a total of 2.1 million square feet for all commercial use. In public meetings, residents expressed a strong preference for retail located on 7th and 9th Street, clustered on 11th Street, and located in corner stores in the area east of 7th Street. Zoning permits ground floor retail but does not require it; with no plan or strategy guiding where ground floor retail is built, only zoning and the market place will determine how much and where ground floor retail is located.



Areas Zoned for Commercial Development

Corner Stores in Residential Zones

Summary of Potential Commercial Development by Zone

Zone	Square Feet	Ground Floor Retail Potential	Total Commercial Potential
C-2-A	1,025,661	615,396	923,095
C-2-B	58,287	34,972	52,458
C-2-B/Arts	381,581	228,948	343,423
C-2-C	505,344	303,206	606,413
C-3-A	31,571	18,942	47,356
C-3-C	38,126	22,875	148,691
Total	2,040,568	1,224,341	2,121,434



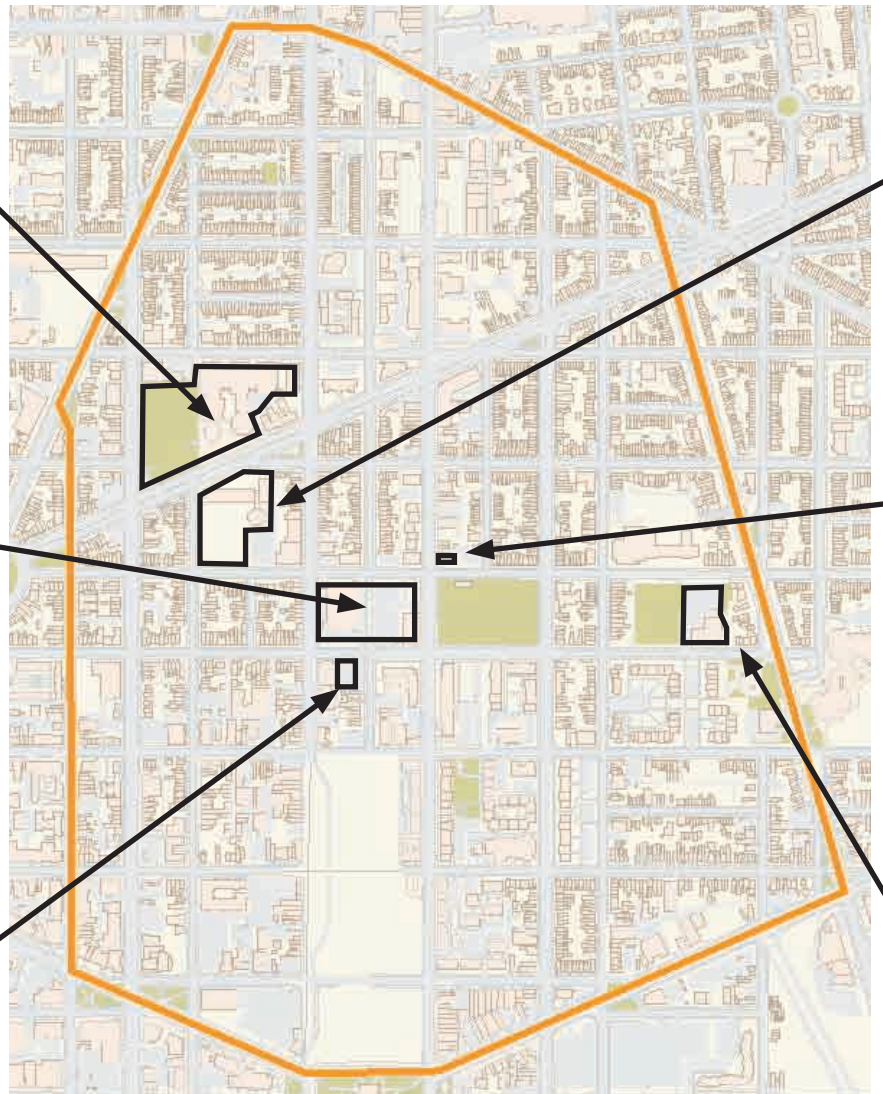
Shaw Junior High School and Recreation Area



O Street Market Block



8th and O Street Site



Seaton Field and Playground



7th and P Street Site



Bundy School and Parking Lot

The following sites have been identified as having strong redevelopment potential, no current development plans, and that can most directly influenced with regards to there future:

Shaw Junior High School and Athletic Field. This 6-acre site includes a school building that is in poor condition and an adjacent athletic field under the jurisdiction of DPR. DCPS proposes that the school - with an inefficient design, large plaza that is not used, and stand-alone parking structure - be demolished and rebuilt on the site.

Seaton Elementary School. This 3.2 acre site includes the Seaton school building, which DCPS has identified as being in poor condition. It is located in the Shaw Historic District but is considered a non-contributing structure. The design of the building and grounds does not take full advantage of the site, which includes surface parking and a plaza that is not used.

Northeast Corner of 7th and P Streets. This property is in public ownership and under the jurisdiction of the National Capitol Revitalization Corporation (NCRC). It is located in a mixed-use zone, adjacent to under-developed properties to the north and east, and across the street from the Giant/O Street Market block.

Southwest Corner of O and 8th Streets. This property is in public ownership and under the jurisdiction of NCRC. It is located across the street from the Giant/O Street Market block and in a mixed-use zone.

Bundy School Site. The Bundy School currently houses half of the Mental Retardation and Developmental Disabilities Administration, and is adjacent to a surface parking lot and baseball field under the jurisdiction of DPR.

Giant/O Street Market Block. This property is in private ownership, but the low density and inward orientation of the Giant/O Street Market block are typical of the Urban Renewal retail projects.

There are several sites that share these characteristics and are located north of Rhode Island Avenue. These sites are identified in *Duke*, a parallel planning process led by the Office of Planning that was coordinated with the development of this plan. More information on what is proposed for those sites can be found in that planning document.

The Study Area is not considered an office market and it is unlikely that there will be significant pressures for it to evolve into one. There is the potential opportunity for niche office uses, such as spaces for mid-size non-profit organizations.

Small, locally-owned businesses once lined the retail corridors. Today, most of the businesses are still independent and there are few chains stores in the community. Residents expressed a preference for new retail that included a mix of chain and locally owned stores, but were concerned that local stores would get priced out of retail space. There are three local organizations active in the Study Area that represent and work on small-business issues: Shaw Main Streets, 9th Street Business Association, and the Mount Vernon Square Business Association.

Opportunity Sites

Due to the existing building pattern in the Study Area, there are few large sites for redevelopment. The majority of recent development has been on small, vacant lots located in residential areas, new construction on surface parking lots, and additions to and rehabilitation of existing buildings. Certain characteristics make sites more suitable for redevelopment then others. These include sites with: a significant amount of surface parking; development that does not realize its full potential under existing zoning; under-developed sites near Metro; those with buildings that are considered non-contributing to a historic district.



Summary of Issues and Opportunities

Issues

Residential

The increasing rent and purchase price of housing in the neighborhood makes it difficult for low- and moderate-income residents to afford housing within the boundaries of the Study Area.

The District has few tools to require developers to include affordable housing in new residential developments.

742 of the 1,292 units of Section 8 housing are scheduled to expire between 2004 and 2005.

There are limited options for the District to preserve and retain existing Section 8 housing provided through contracts between the Federal government and property owners.

There are limited opportunities for the District to be proactive in providing affordable housing due to few publicly owned sites.

Traditional municipal programs that assist low- to moderate-income residents acquire homes are difficult to apply in this area due to the high cost of housing.

Retail

Market analysis indicates that there is an excess of property zoned for commercial use within the project area.

Current zoning does not ensure that new development in a commercial zone will include ground floor retail where it will best serve the community.

Amount and variety of retail in the project area does not meet the needs of the community.

Retail is scattered throughout the neighborhood and there are no continuous corridors in the neighborhood with a strong retail presence.

New development and increasing rents potentially threaten locally owned businesses and could result in retail corridors dominated by national chains.

Public Realm

Lack of framework for streetscape provides no guidance for the public or private sector in providing public amenities.

The District Department of Transportation has limited dollars to spend on streetscape and public realm improvements.

There is no distinction between public improvements made on retail corridors, residential streets, or in historic districts.

There is not enough information on traffic counts to evaluate whether or not the public right-of-way on existing streets is being used to its greatest level of efficiency or benefit to the community.

Lack of on-street parking is increasingly becoming an issue for neighborhood residents.

Public Facilities

The District currently does not maintain standards for the amount of open space or type of recreation facilities in neighborhoods, but residents value all open space in the community and are opposed to the loss of any open space.

Public schools in the neighborhood are outdated and obsolete, but the District does not have the funds to provide new facilities.

Historic Preservation

Mid- and late-20th century development in the neighborhood is inconsistent with the traditional urban form of the built environment.

Areas located outside the boundaries of current historic districts are threatened with inappropriate infill that detracts from community character.

Opportunities

Residential and Retail Development

The Study Area has a long history of including a range of housing types, demographic diversity, and providing affordable housing – precedents to build on.

Current neighborhood demographics show a neighborhood that currently has a mix of residents with diverse ranges of age, race, and ethnicity.

The location of the Study Area in the District makes it an attractive area for private investment for residential and retail development.

The comprehensive plan and existing zoning allow for a wide range of residential and retail development in retail corridors and at metro stations.

Current zoning and historic districts ensure stable and predictable development patterns in many residential areas.

Mass transit accessibility reduces the daily need for driving and increases development potential at sites near metro stations.

Spending power of Study Area residents combined with lack of retail and services in the Study Area create an attractive market for new stores and services to meet local demand.

Convention goes attending events at the Convention Center, located at the end of two Study Area retail corridors, provides a market niche for local businesses.

Existing publicly owned sites are vacant or are currently not being used to their greatest efficiency.

Public Realm

Re-design of public right-of-way on several Principal Arteries and Minor Arterials could result in greater benefit to area residents and businesses.



Public Facilities

Public school facilities in the Study Area, or that have boundaries in the Study Area, are operating under capacity and can accommodate any additional students.

Redevelopment of the inefficient site design at Shaw Junior High and Seaton Elementary schools could result in new development that includes mixed-income housing.

Historic Preservation

Existing historic districts protect community character and ensure that new development is compatible with the neighborhood.

Expansion of existing historic districts into undesignated areas can protect community character and encourage retention of existing mix of housing.

Continued development of historic trails in the area will encourage visitors to come to the Study Area and benefit small businesses.

Redevelopment of sites with non-contributing buildings in historic districts have the potential to include ground floor retail where desired and mixed-income housing.

